



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	Woodhaven East, a Condominium, recorded as File No. 80 022570, in Book 3227, Pages 0086 through 0198, in the Office of the Clerk of Circuit Court, Palm Beach County, Florida
	COMMUNITY NO.: 120192	
AFFECTED MAP PANEL	NUMBER: 1201920240B	
	DATE: 10/15/1982	
FLOODING SOURCE: OVERLAND FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.349, -80.145 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven East	6494 Pumpkin Seed Circle	Structure (Building 1)	B	16.4 feet	16.6 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)  
PORTIONS REMAIN IN THE SFHA  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis Rodriguez, P.E., Chief  
Engineering Management Branch  
Federal Insurance and Mitigation Administration



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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven East	6484 Pumpkin Seed Circle	Structure (Building 2)	B	16.4 feet	16.5 feet	--
--	--	Woodhaven East	6434 Pumpkin Seed Circle	Structure (Building 7)	B	16.3 feet	16.5 feet	--
--	--	Woodhaven East	6424 Pumpkin Seed Circle	Structure (Building 8)	B	16.3 feet	16.4 feet	--
--	--	Woodhaven East	6401 Pumpkin Seed Circle	Structure (Building 10)	B	16.0 feet	16.2 feet	--
--	--	Woodhaven East	6501 Pumpkin Seed Circle	Structure (Building 12)	B	16.3 feet	16.3 feet	--
--	--	Woodhaven East	6481 Pumpkin Seed Circle	Structure (Building 13)	B	16.3 feet	16.3 feet	--
--	--	Woodhaven East	6561 Pumpkin Seed Circle	Structure (Building 14)	B	16.3 feet	16.3 feet	--
--	--	Woodhaven East	6414 Pumpkin Seed Circle	Structure (Clubhouse)	B	16.5 feet	16.8 feet	--

#### PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 9 Properties.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (NON-REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	PALM BEACH COUNTY, FLORIDA (Unincorporated Areas)	Woodhaven East, a Condominium, recorded as File No. 80 022570, in Book 3227, Pages 0086 through 0198, in the Office of the Clerk of Circuit Court, Palm Beach County, Florida
	COMMUNITY NO.: 120192	
AFFECTED MAP PANEL	NUMBER: 1201920240B	
	DATE: 10/15/1982	
FLOODING SOURCE: OVERLAND FLOW		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 26.349, -80.145 SOURCE OF LAT & LONG: GOOGLE EARTH PRO DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven East	6474 Pumpkin Seed Circle	Structure (Building 3)	AO (Depth 1)	16.7 feet	16.4 feet	--

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

DETERMINATION TABLE (CONTINUED)  
AO FLOODING-LOMR-F-N  
STUDY UNDERWAY

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). Therefore, flood insurance is required for the subject property described above. If fill was placed on the subject property to raise its elevation above the base flood elevation after the effective date of the first NFIP map showing the property in the SFHA, then, for the subject property to be outside of the SFHA, it must be demonstrated that the subject property is reasonably safe from flooding in accordance with Part 65.5(a)(4) of our regulations. Further guidance on determining if the subject property is reasonably safe from flooding may be found in FEMA Technical Bulletin 10-01. A copy of this bulletin can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination and information regarding your options for obtaining a Letter of Map Revision based on Fill. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS NOT REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
--	--	Woodhaven East	6464 Pumpkin Seed Circle	Structure (Building 4)	AO (Depth 1)	16.7 feet	16.5 feet	--
--	--	Woodhaven East	6454 Pumpkin Seed Circle	Structure (Building 5)	AO (Depth 1)	16.7 feet	16.5 feet	--
--	--	Woodhaven East	6444 Pumpkin Seed Circle	Structure (Building 6)	AO (Depth 1)	16.7 feet	16.5 feet	--
--	--	Woodhaven East	6421 Pumpkin Seed Circle	Structure (Building 9)	AO (Depth 1)	16.3 feet	16.2 feet	--
--	--	Woodhaven East	6521 Pumpkin Seed Circle	Structure (Building 11)	AO (Depth 1)	16.4 feet	16.3 feet	--
--	--	Woodhaven East	6441 Pumpkin Seed Circle	Structure (Building 15)	AO (Depth 1)	16.7 feet	16.3 feet	--

#### AO FLOODING-LOMR-F-N (This Additional Consideration applies to the preceding 7 Properties.)

For the structure to be removed from the Special Flood Hazard Area (SFHA) in areas of sheetflow flooding (Zone AO), the elevation of the lowest adjacent grade to the structure (the lowest ground elevation touching the structure) must be above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective National Flood Insurance Program (NFIP) map. In addition, adequate drainage paths are required to guide floodwaters around and away from the structure; therefore the structure should be on an elevated pad within the sheetflow flooding area. Because this area is subject to sheetflow flooding and the elevation of the lowest adjacent grade to the structure is not above the highest surrounding grade by an amount equal to or greater than the depth shown on the effective NFIP map, and because adequate drainage paths to guide floodwaters around and away from the structure have not been provided, the structure is in the SFHA and flood insurance is required.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Engineering Library, 847 South Pickett Street, Alexandria, VA 22304-4605.

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### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### **STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F-DEN DETERMINATION DOCUMENT (NON-REMOVAL))**

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

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